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THE WISCONSIN ARCHITECT

THE OFFICIAL PUBLICATION OF THE STATE ASSOCIATION OF WISCONSIN ARCHITECTS — THE WISCONSIN CHAPTER A.I.A. AND THE PRODUCERS COUNCIL CLUB OF WISCONSIN

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WISCONSIN

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THE WISCONSIN ARCHITECT

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MARCH MEETING 7TH DISTRICT STATE ASSOCIATION

Invitations were issued to the members of the Seventh District of the State Association by the Wisconsin Chapter of the Producers' Council to attend an informal meeting on the subject of Glass Insulation, sponsored by the Pittsburgh Plate Glass Company, Wednesday evening, March 12, in the Sky Room of the Plankinton House. This was held in conjunction with the March meeting of the Seventh District.

The architects' business meeting was at 5:30 followed by cocktails at 6 o'clock and dinner at 6:45.

Following the dinner, models were shown, together with demonstrations, of three Pittsburgh Plate Glass Company products which are glass insulation materials. They are Foamglas insulation, glass blocks, and Twindow multiple glazed units. The products were discussed by H. W. Bennett of Pittsburgh Corning Corporation, and R. D. Spencer of the Pittsburgh Plate Glass Company's general office in Pittsburgh, and followed by a question and answer period. The speakers were introduced by W. T. Dortch, manager of the Pittsburgh Plate Glass Company in Milwaukee. William H. Polk, the company's architectural representative was in charge of arrangements.

Leading entries in a competition on church design held recently by the Beaux Arts Institute of Design were also on exhibition.

Enclosed in each invitation is a reply post card which the Pittsburgh company requests be returned to them.

A. I. A. PRESIDENT EDMUNDS, JR., ON HOTEL FIRES

"The American Institute of Architects will undertake a special study of the underlying causes of fires in hotels and similar buildings," James R. Edmunds, Jr., announced in Washington.

"The study will be conducted by the Institute's department of education and research, of which Walter A. Taylor is director, in collaboration with building code and fire prevention authorities and hotel management groups," Edmunds said.

"It will look into the question of fire-safeness as well as fireproofness, the control of gas and smoke as well

as heat and fire, better means of isolating and controlling fires, hazards arising from overlapping and conflicting codes, and better legal implementation of existing fire protection standards."

FOR THE ARCHITECT'S LIBRARY

A62 GUIDE FOR MODULAR COORDINATION

By Myron W. Adams & Prentice Bradley. Prepared under the direction of American Standards Association. Project A62. Sponsored by The American Institute of Architects and the Producers' Council, Inc. Published by the Modular Service Association, a non-profit Massachusetts corporation, 110 Arlington St., Boston 16, Mass., Oct. 1946. Size 9 1/2 x 12 1/4; 271 pages, plus illustrations. \$10.00.

We have watched with more than considerable interest the various stages in the development of Modular Coordination. We had heard of the committees that were doing the work, the manufacturers that were cooperating, and the excellent work of the American Standard Association, and we knew that when the book was finally published, it would be used by the architectural profession as an office text book.

The purpose of Modular Coordination is self-evident and, from the text, a four inch grid for the three dimensions in construction—length, width, and height is established, so that manufacturers of masonry units, tile units, glass blocks, windows, doors, etc., can produce materials that coordinate.

The center of joints is a basis for plan dimension so that the only variation would be a one-half joint in length or height at each end of wall, or partition, or heights. Under this system a window will take so many units of wall, likewise glass blocks, door openings, etc., so that the dimensions on the plan will be minus the fraction which we use today and to which many errors can be attributed.

Chapter XII contains reproduced working drawings and details of a building drawn to show practical application of modular coordination.

The mere manufacturing of coordinated sizes for building projects requires some standard unit of measure or module. Many attempts have been made in the past by manufacturers to adapt materials to standardization, but not until the matter was studied in graphic form by the ablest architects and manufacturers was it possible to find an acceptable solution. Of course, there are some variables, but they are controlled in such a way that we should easily recognize the common sense approach to the multiplicity of problems.

A62 Guide For Modular Coordination is an excellent book, well written, and profusely illustrated with well drawn details and diagrams. We recommend it for your consideration, not only as an addition to your library, but as a constructive aid for the drafting room, making it possible to use new materials now being prepared under this modular system, thus enabling you to save time and money without necessarily sacrificing freedom of expression.

There are many items not yet adjusted to the modular system but they are minor in number compared to the many subjects which are included in this volume.

A copy of the book A62 is at office of the Wisconsin Architect for your inspection.

MAIL BOX

The Mail Box contains a diversified type of correspondence. The letter from V. Biucchi, who is located in Pietrasanta (Italia) and asks that plans be sent to him, over in Europe, recalls to architects the early pre-war days. Albert Einstein, the eminent scientist, writes regarding atomic energy, and a Milwaukee student offers his suggestion to the architectural profession.

HE HAS MATERIAL AND LABOR

Gentleman:

The "American Institute of Architects, Washington, D. C." furnished me with your esteemed address and I take the liberty of proffering you my services.

I have been established for many years in this place where I own and operate important Studios for the working of marbles, stones, bronze, wrought iron, mossics, etc. I possess very efficient white, and beautiful colored marble quarries, that can produce an unlimited quantity of first class materials. Moreover, I have bought recently, one of the most important group of Travertine marble quarries in the Rapolano Region (Touscany), fitted with up to date marble saw-mills and workshops.

I have at my employ, men of expert knowledge, whose special assignment is the selection of proper marbles specified for each work, completed in my Studios by artists of experience and skill.

These you will own, to be special advantages, to which I may add that I can furnish you with the highest references of any respectability and business qualifications.

No doubt you have often the opportunity of preparing projects which include worked marbles, mossics, etc., for which the assistance of an expert in the line, for quoting prices consistent with superior workmanship, and to furnish you with such informations you may desire or execute works perfect in every detail and worthy of your reputation will certainly be appreciated by you.

If you will be good enough to send me the plans, at the first opportunity you will have to submit prices for such works, I shall be very glad to quote for you my very best prices. At all events, all works you will entrust to me for the execution, will be carried out in such a manner as to give you no cause of regret having put them into my hands, for I sincerely wish to ensure and retain that patronage and support which I now respectfully solicit.

Very sincerely yours:
V. Biucchi

* * * *

Dear Friend:

I write to you for help at the suggestion of a friend.

Through the release of atomic energy, our generation has brought into the world the most revolutionary force since prehistoric man's discovery of fire. This basic power of the universe cannot be fitted into the outmoded concept of narrow nationalisms. For there is no secret and there is no defense; there is no possibility of control except through the aroused understanding and insistence of the peoples of the world.

We scientists recognize our inescapable responsibility to carry to our fellow citizens an understanding of the simple facts of atomic energy and its implications

for society. In this lies our only security and our only hope—we believe that an informed citizenry will act for life and not for death.

We need \$1,000,000 for this great educational task. Sustained by faith in man's ability to control his destiny through the exercise of reason, we have pledged all our strength and our knowledge to this work. I do not hesitate to call upon you to help.

Faithfully yours,
Albert Einstein, Chairman
Emergency Committee of
Atomic Scientists

* * * *

Gentlemen:

During my life I have noticed that the personalities and characters of people are impressed and moulded by a general number of little events and happenings. If these events are good—the character is good, and vice versa. It behooves each one of us then to do what we can to make good events occur.

Some time ago I perceived the following idea:

That each home have as an integral part of its structure, a small room—which would serve as the center of spiritual life; it could include a small spiritual library, reading and meditation facilities, and the general environment necessary to the fulfillment of the purpose of moral code and spiritual life.

The idea is, of course, worthless in the hands of anyone but your profession. I am sure that if applied, it would not only aid to improve the morals of all subjected to it—but also would be an original architectural achievement.

Very truly yours,
Jerome A. Weitzer, Student
St. Francis Minor Seminary

* * * *

SHARP GAINS IN HOME BUILDING CONTRACT REPORTED

Construction contracts were awarded in January for 34,393 dwelling units in the thirty-seven states east of the Rocky Mountains compared to 13,225 units included in contracts awarded during January 1946 and 28,917 in December of last year, it was reported today by F. W. Dodge Corporation, a fact-finding organization for the construction industry.

Last month's residential building contracts had a dollar valuation of \$257,419,000 against \$89,715,000 in the corresponding month of last year, and \$193,365,000 in December. Six per cent of last month's residential awards were classified as publicly owned housing.

Sharp gains were reported last month for heavy engineering construction, to bring the total of all contracts awarded to \$571,628,000 against \$357,501,000 in January of last year, and \$457,278,000 in December, the Dodge corporation reported. Last month's total of all awards was the highest January total in the Dodge statistical series dating back to 1925.

World Report, a weekly published in Washington, D. C. says in its January 21, '47 issue: U. S. A. housing goal is 3,715,000 units; completed 700,000 (est.) = 18.8% of goal. Britain housing goal is 750,000 units; completed 125,000 (est.) = 16.6% of goal. World Report prophesies it will be years before U. S. and Britain solve their housing problems.

WILL WE GET MATERIALS FOR BUILDING?

Past production records are being equalled or exceeded in substantially all lines of building materials, Tyler S. Rogers, president of the Producers' Council, national organization of building product manufacturers, announces.

"Unless production is hindered by shortages of raw materials or by strikes, new high records will be achieved in the output of all building materials and equipment during 1947, Mr. Rogers says.

"Many manufacturers will need additional plant facilities and record quantities of raw materials to keep pace with the high demands of the future.

"Increases in prices of building products since the removal of price ceilings have been surprisingly moderate, averaging only about 15 percent, and are well below the former black market prices which ranged as high as 100 percent over official price ceilings. Most increases in materials prices have been the result of upward adjustments in prices of standard lines, production of which was held down by inadequate ceilings which did not recognize higher raw material and wage costs.

"In many cases, these price rises are temporary, having been brought about by interrupted supplies of raw materials and component parts, uncertainty as to wage levels, low productivity of plant workers, and inexperience of new workers.

"As these abnormal conditions disappear, competition between manufacturers of alternate materials and between manufacturers of similar products will force prices down. The rise in building material prices still is less than the average rise in commodity prices.

"The winter slack in on-site construction is giving materials dealers their first chance to build up inventories, and unless strikes or raw-materials shortages interfere with production or distribution, dealers should be able to meet an enormous Spring demand for materials in the normal prewar manner.

"Relief from impractical and poorly administered governmental controls, which created black-market prices and contributed to low productivity on the part of labor, will permit lower building costs in 1947 if materials production proceeds without undue interruption.

"The construction industry plans to build a million or more new dwelling units during the year 1947, at costs which are expected to average 15 to 20 percent below 1946 peaks. This volume of new houses at more normal value levels will undoubtedly deflate abnormally high prices for existing houses."

INDUSTRY ENGINEERED HOUSING

Nationally known architects and engineers are completing work on plans and specifications for an industry-engineered housing program being designed to bring substantial savings in building costs, according to Mr. Rogers.

"These homes are being developed jointly by the Council and the National Retail Lumber Dealers' Association, he states. "They will be presented to the public as one of industry's answers to the demand for quality

homes at reduced cost. Work has been under way for more than six months.

"The savings will result from economy in design and from standardization, precutting and sizing, and more efficient assembly of the parts which make up the home and can be realized whether the dwellings are built one or 1000 at a time. The homes will in no sense be standardized because each basic design can be built with a wide variety of treatments so far as external and interior appearance and details are concerned. Several variations in floor plan will be possible.

"The first industry engineered houses will contain one, two, or three bedrooms, kitchen, bath, and living room, plus other usual conveniences. They represent a carefully studied effort to provide veterans and others with thoroughly liveable and comfortable houses at a cost lower than is attainable by customary methods of building homes of the same size and quality. This is in no sense prefabricated housing, but homes built by the orthodox factors of the industry—the manufacturers, dealers and contractors.

"When the houses have been completely designed and engineered, manufacturers will be able to provide all of the component parts in sizes which will fit into the houses with little or no waste of time and materials in assembly. It is anticipated that some major units, such as bathrooms, kitchens, and heating units may be especially designed for the engineered houses in cases where existing lines do not fit.

"Manufacturers will be able to provide the exact number or quantity of pipes, boards, nails, bricks, insulating materials, windows, doors, hardware, and other items such as kitchen, bathroom or heating equipment in special packages or assortments, engineered or built to the exact requirements of the house.

"The outstandingly new aspect of industry engineered housing is that it brings together a large number of money-saving ideas which have been developed and thoroughly tested in the past but which have not been combined into a workable plan.

"In addition to saving time and labor by reducing the amount of costly cutting and fitting on the site, the plan will bring further savings in the form of greater mass production in manufacture, lower inventories for manufacturers and material dealers, and lower cost of assembling and distributing the hundreds of parts needed for a complete home.

"Dealers will save money in buying, handling, and distributing the standard parts, many of them pre-packaged. The parts can be kept continuously in stock and can be delivered to the building site on short notice, thus avoiding costly delays in construction.

"Owners or builders will be able to add further conveniences to the houses in any way they wish and still retain all of the savings inherent in the basic plans.

"No estimates of the total savings have yet been made.

"It is anticipated that plans and specifications will be complete by the end of this year and that manufacturers will require several additional months to adapt their individual products to the engineered house.

"Complete details will be made available to the entire building industry and to the public as soon as the engineering is complete. Every building products manufacturer, material dealer, and builder will be free

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to utilize the plan in any way he sees fit."

MODULAR SYSTEM

Savings in construction costs arising from the adoption of modular coordination in the manufacture of building products will become available to the public more quickly as a result of the \$65,900 grant made to the Modular Service Association by the Office of Technical Services of the U. S. Department of Commerce, says Mr. Rogers.

"The funds will be used to expand and intensify research in methods of coordinating the dimensions of building products in such a way as to eliminate need for cutting and fitting materials on the building site, thus permitting important savings in both time and materials.

"There also will be further savings in the manufacture and distribution of modular materials. These added savings will result from a greater degree of mass production and from lower inventory costs.

"Modular coordination has been actively sponsored in recent years by the Producers' Council and the American Institute of Architects. The four-inch module which is basic to the entire project has been formally approved by the American Standards Association, and the dimensions of most masonry materials, of metal and wooden doors and windows, and of other products are being adapted to the module. The new size of some products already are in production, with the result that the entire outer shell of masonry structures now can be constructed of materials whose dimensions have been coordinated.

"Much research remains to be done with respect to other commonly used building materials, and the grant from the Office of Technical Services will help greatly to speed up the process. The program of the Modular Service Association heretofore has been financed largely with funds from the estate of the late Albert Farwell Bemis, who was a pioneer in the field of co-ordinated dimensions.

"The extent of the savings which can be realized in construction costs by the use of modular coordination can not be estimated with any accuracy until more materials have been made available with coordinated dimensions and until a variety of typical structures actually has been built with such materials. However, enough is known to warrant the statement that the total savings will be substantial.

"The Industry-Engineered Houses being developed by the Producers' Council and the National Retail Lumber Dealers' Association have been designed throughout on the modular basis, which will account for a major part of the savings anticipated in the building of engineered houses."

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SPECIAL BOARD MEETING WISCONSIN CHAPTER — A. I. A.

Minutes of a special meeting of the Board of Directors of Wisconsin Chapter, A.I.A. held at the Plankinton Hotel Wednesday, January 22, 1947.

The president presented a letter from the 1948 Corporation with reference to the proposed Annual Planning Conference to be held in the City of Milwaukee on April 28th, 29th, and 30th of this year by the American Planning and Civic Association. The letter indicated that the 1948 Corporation has been invited to be one of the sponsors of the conference and advised that the formation of the local Sponsoring Committee is now being undertaken. The Wisconsin Chapter, A.I.A., has been invited to participate. After a brief Discussion it was concluded that the secretary was to contact Mr. Randall of the 1948 Corporation and obtain details as to the financial liability involved in becoming a part of this sponsors group, and such other information as available, and present this at the next Board meeting scheduled to be held on Tuesday, February 11th.

The President presented a letter received from Mr. Louis Justement of the Committee on Urban Planning of The Institute, dated January 14, with reference to a request made by the American Legion Committee that they be advised concerning a Veterans Housing project at Greendale, Wisconsin, as set forth in a letter addressed to the Institute by the American Legion National Headquarters through Arthur Marcus member of National Housing Committee, dated January 6. A

copy of Mr. Justement's reply to Mr. Marcus dated January 14, was also presented.

T. L. Eschweiler requested that he be advised with reference to Associate memberships in the Chapter and asked that the following questions be answered:

(1) Requirements for Associate membership in the Wisconsin Chapter.

(2) Age limit, if any.

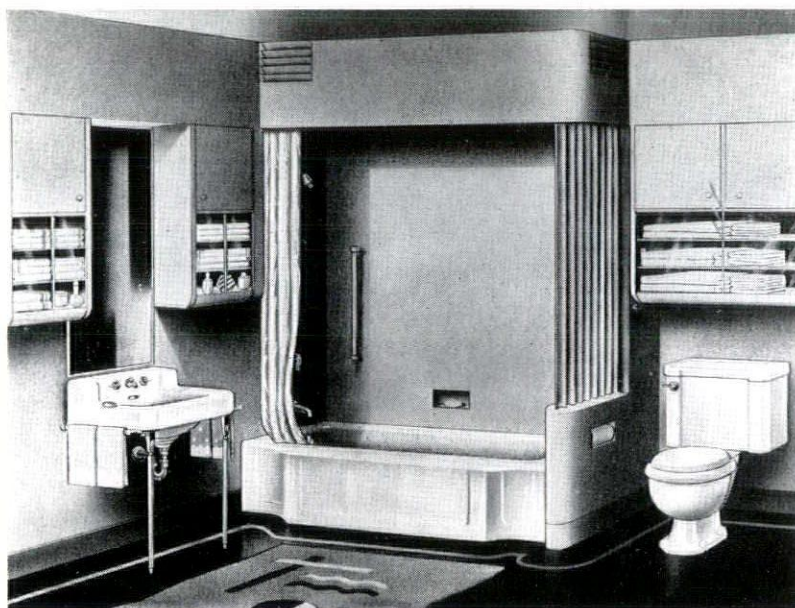
(3) Must applicant be a practicing architect?

The Secretary was directed to obtain the information and submit this at the next Board meeting.

The secretary presented a notice received from the Federal Housing Administration regarding a conference held at the Hotel Wisconsin on January 21, sponsored by the Master Builders Association, Milwaukee Board of Realtors, Milwaukee Building Association, and Mortgage Bankers Association, with reference to various problems related to the rental housing program for veterans. The secretary commented briefly on some of the matters cited and discussed at the conference.

The application for Junior Associate membership of Richard Mathias Gerl was presented and the applicant was elected to Junior Associate membership. The secretary was directed to notify this applicant accordingly.

The program for the February membership meeting was discussed briefly and John Brust reported that the program for this meeting will soon be completed and the necessary arrangements made. The meeting is



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KOHLER OF KOHLER

scheduled to be held on Wednesday, February 19th.

The secretary reported that word had been received from the Institute at Washington that Ray O. Steffen and Joseph John Weiler had been elected to corporate membership and have been assigned to Wisconsin Chapter.

The meeting was adjourned at 12:20 P.M., followed by luncheon and further informal discussion.

Respectfully submitted,
F. A. Lubber, Secretary
Wisconsin Chapter, A.I.A.

ASKS ADEQUATE FUNDS FOR APPRENTICE TRAINING

Douglas Whitlock, chairman of the Building Products Institute, urged Congress to approve adequate funds for the training of apprentices in the building trades in order to avert a shortage of skilled workers which might prolong the housing shortage and delay other essential construction.

In a letter to Representative Taber, chairman of the House Appropriations Committee, which is considering funds for the Apprentice Training Service of the U. S. Department of Labor, Whitlock stated that the ATS has been doing outstanding work in aiding the recruiting and training of construction workers and said that a larger force of field workers is required to carry on the work.

"At least 150,000 to 200,000 additional skilled workers

will be required by the middle of the year if the \$20 billion construction program is to be achieved in 1947," Whitlock said. "The present budget of the ATS is not adequate for the job it faces.

"Because the limitation on non-residential building is holding down the total volume of construction at this time, the need for training more building trades workers is not fully appreciated in some parts of the country and insufficient effort is being made to expand apprentice training programs.

"It would be a serious mistake to wait until the shortage materializes before providing the necessary funds. The field workers of the ATS can perform an invaluable service by stimulating action ahead of the need. Were it not for the seasonal let-down in building, the shortage would have developed before now."

I. S. A. BULLETIN

The Indiana Society of Architects, a Chapter of The American Institute of Architects, announces the birth of the I.S.A. Bulletin with the plea that "Like all new borns, this Babe needs nourishment and encouragement." We offer congratulations.

Copies of the New Schedule of Proper Minimum Charges And Professional Practice may be obtained through the Secretary of the State Association. 3¢ a copy and postage.

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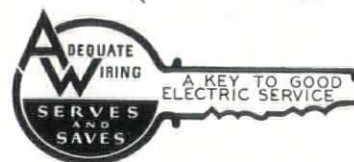
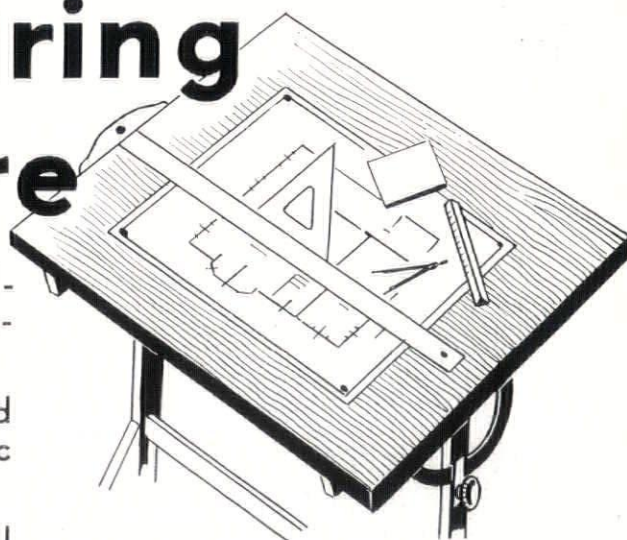
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COLOR, LIGHT AND HEALTH A New Horizon in Architecture

The Illinois Society of Architects sponsored an address by Dr. Darell Boyd Harmon on Color, Light and Health before a distinguished audience of professional men numbering over 400, in Fullerton Hall, Chicago Art Institute, the evening of December 20, 1946. Admission was by numbered ticket only and tickets were issued on request to the office of the Financial Secretary, Mr. H. L. Palmer. No doubt the majority of attendants were architects confined to no individual society. There were engineers—illuminating and others—doctors of medicine, oculists and the School of Art of the Art Institute, represented in the audience. Universities were represented as follows: D. W. C. Reavis, University of Chicago; Dr. Orvid Eschbach of the Technological Institute, Northwestern University; Dean R. P. Hoelscher, Department of Architecture, University of Illinois, Navy Pier Division; Dr. De Phillips of the Department of Architecture, University of Illinois, Navy Pier Division; R. F. Roman, host, president of the National Chemical & Manufacturing Company, the concern that has endowed the scientific investigation of the subject of the evening; Mr. John Ziv of the same concern who was of assistance to the I. S. A. secretary in arranging the meeting and Mr. Robert Clegg, president of the Producers Council of Chicago.

The speaker of the evening, Dr. Darell Boyd Harmon, is Director of the Division of Educational Service, Texas

ANTHONY WUCHTERL ARCHITECTURAL ILLUSTRATIONS

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State Department of Health. Dr. Harmon's 7 years of pioneering work in Texas are said to have reduced eye troubles in certain schools nearly two-thirds. All the work described and pictured in this lecture has been done in Texas, where 14 state professional societies and organizations, including the Texas Society of Architects, the Illuminating Engineering Society, State Medical Association and Texas State Departments of Health and Education collaborated in the Texas Inter-Professional Commission on Child Development to work with the program. Lighting was singled out for further study.

Dr. Harmon spoke extemporaneously. He dwelt on the body supports, the eyes, basic body position for normal vision, how faulty lighting distorts normal positions and general health improvement through better lighting.

For laboratory experimentation, Mexia, a town of 7,000 in east central Texas where 1,600 children are enrolled in public schools was chosen. The White Elementary School building there, 27 years old and typical of other schools in that state, became the laboratory. Room areas average 21' 6" x 28' 6" with 3 windows in one wall covering 7' x 7', extending within 6" of the 11' ceiling. Glass area average 25% of floor area. Ceilings were all metal painted a medium gray whose reflection factor had been brought down by oxidation. Desks and furniture were all a brown paint. Artificial light was not a factor.

Dr. Harmon then told of what changes the experimentation involved in glass exposure, color of walls and color of furniture. From a point about 6' above the

floor glass blocks extending close to the ceiling were introduced, nearly a continuous strip in the upper part of the wall. Below a transom bar came clear glass. The speaker, after the detailed verbal explanation, showed still and moving pictures, beginning with pupils sitting twisted in their seats, turning to the brighter light. There were diagrams showing the proper normal lines of the body compared with diagrams showing how the child's body had been twisted in his seat turning to the best light.

The speaker told what changes of color in walls and furniture had been introduced, but there was no colored photography shown which would have illustrated his point.

In leaving the hall after the close of the address, views of listeners were overheard. It might be of value to the experimenters to mention one or two of these. An oculist who is also an expert photographer mentioned that photographs shown on the screen were more than 20 years behind the times—poor; and why had the lecturer not resorted to color photography when he had so much to say about the cures introduced through color. A teacher and lecturer, living on Chicago's North Shore said many of the points brought up had been discussed years ago in connection with the Winnetka schools, and he thought their deductions had advanced just as far as those shown by the Texans.

The Illinois Society of Architects is to be applauded for having brought together so large a contingent of Chicago's outstanding professional men to hear what the Texas effort had produced.—From Illinois Society Bulletin

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Milwaukee 3, Wisconsin

RENTAL HOUSING MUST BE IN VETERANS' FINANCIAL REACH

Without prompt action by the new Congress to aid the speedy construction of moderate and low rent housing, the new Veterans Emergency Housing Program will fall short as did its predecessor in making homes available for the mass of veterans.

This warning was issued by the National Committee on Housing following recent clarification of some phases of the Government's new policy on housing. It is contained in the latest issue of the Committee's publication, *TOMORROW'S TOWN*, which points out that these two types of rental units, although in greatest demand by veterans, have been largely neglected up to now in favor of homes for sale.

The provision of the two types, assert the editors, is the crux of the housing effort. To implement such construction new legislation is necessary; hence it rests with Congress as to whether a real rental housing program can be got under way in the coming building season.

The Committee, which has long advocated greater stress on rental housing, points out that the evident shortcomings of the veterans' emergency program after a year's trial provides an opportunity now to correct past mistakes—but only if the proper action is taken.

Most veterans, so this group argues, cannot afford to buy the houses now being built and do so only because they have to get a roof over their heads. The result is that instead of helping the veteran as the nation intended, we are making him absorb the present inflation in housing costs. If the veteran is to find a home, we must find some way of putting rental housing within his financial reach.

This situation led the Committee to hold a Housing Inventory and Forecasts Conference in Chicago in November for an exchange of views. The three-day meeting brought together 400 leaders in all the fields concerned with housing and resulted in a series of recommendations, for drastic changes in the housing program.

Subsequently President Truman announced a liberalized policy on controls, designed to remove obstacles to the full use of men and materials in the construction of dwelling space. Still later the announcement was amplified by further explanation of specific steps planned.

In general the new government policy wins the approval of the National Committee on Housing, since it points to the correction of mistakes that have hampered the housing program. Nevertheless, it remains to be seen whether some of the provisions will prove effective.

One which the Committee questions is the retention of a modified \$80 ceiling on new rental units—which at present cost levels may continue to retard rental housing construction in the high cost metropolitan centers where it is most needed. Another is the apparent aim to ease restrictions on non-residential building in the near future. This raises the question whether it would not have been wiser to wait until the supply of materials and labor is larger.

But most important of all is the question of what the new Congress will do to break the present log-jam in rental housing construction.

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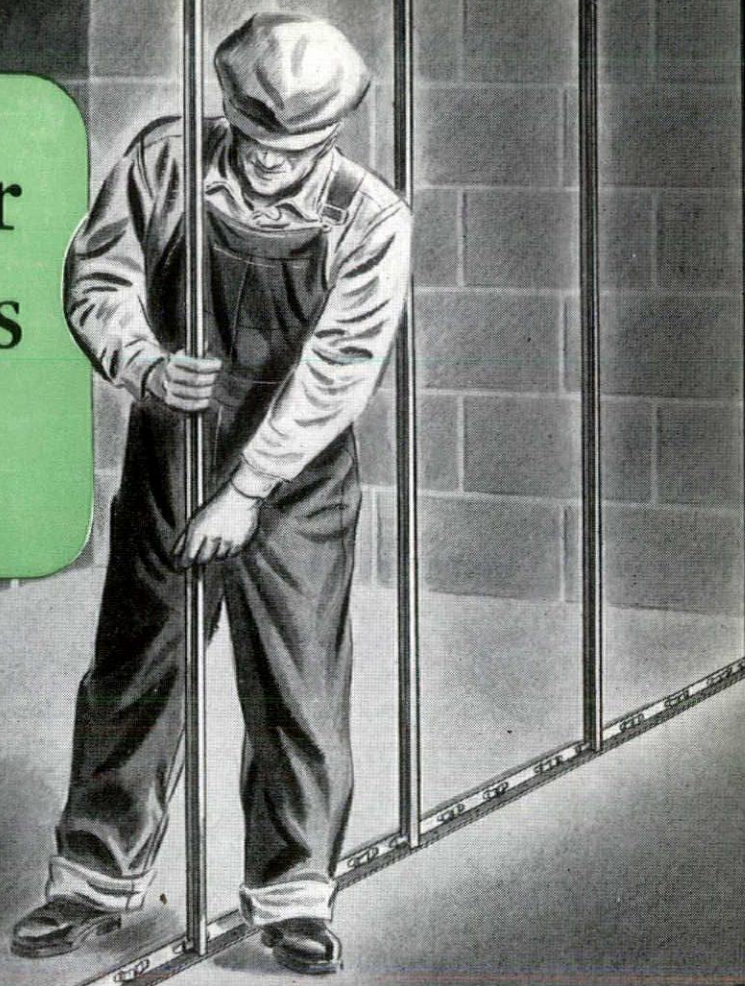
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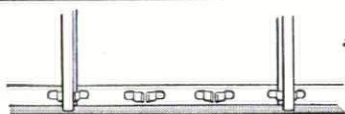
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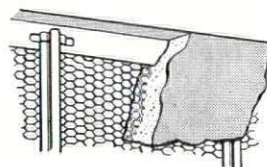
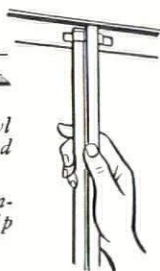
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